

DEED OF SALE BY PERSONAL REPRESENTATIVE

(Testate)

Maine Statutory Short Form

TRANSFER
TAX
PAID

57-147

KNOW ALL MEN BY THESE PRESENTS,

That, **Donna Mae Luce** of Waterville, in the County of Kennebec, State of Maine, duly appointed and acting Personal Representative of the Estate of Donald Lee Luce, deceased (testate), as shown by the probate records of the County of Kennebec, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **Marc H. Luther**, of Morrill, in the County of Waldo, State of Maine, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

A CERTAIN LOT OR PARCEL OF LAND situated in **Waterville**, County of Kennebec and State of Maine, with the buildings thereon, bounded and described as follows, to wit:

Beginning at an iron bolt in the north line of Kelsey Street at the southwest corner of the lot formerly owned by Vede Burgess and Brisk, and running thence westerly on the north line of Kelsey Street one hundred ninety-eight feet and six inches (198'6") to a stone monument at the southeast corner of Jewish Church lot, so-called; thence northerly on the easterly line of said church lot one hundred forty-two (142) feet to a stone monument; thence easterly one hundred ninety-eight (198) feet to an iron pin at the northwest corner of the Burgess lot, so-called, thence southerly on the westerly line of the Burgess lot, so-called, one hundred thirty-three (133) feet to the point of beginning.

Excepting from the above described parcel that lot which was conveyed by State-Land, Inc. to the City of Waterville by warranty deed dated February 6, 1969, and which is recorded in the Kennebec Registry of Deeds in Book 1488, Page 761 and further described as follows: Beginning at a stake in the ground on the northeasterly side of Kelsey Street; thence running in a general northwesterly direction one hundred (100) feet along said Kelsey Street to another stake in the ground; thence running in a general northeasterly direction a distance of one hundred thirty-nine (139) feet, more or less, to another stake in the ground; thence running in a general southeasterly direction a distance of one hundred (100) feet to another stake in the ground; thence running in a general southwesterly direction a distance of one hundred thirty-nine (139) feet, more or less, along the boundary of State-Land, Inc. to the point of beginning, which point is one hundred (100) feet easterly from

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the southeast corner of the Jewish Church, so-called.

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Being all and the same premises conveyed to Donald Luce by Ivan L. Dubay and Evelyn Dubay by Warranty Deed dated November 16, 1990, and recorded at the Kennebec County Registry of Deeds in Book 3836, Page 243.

Signed, Sealed and Delivered in the presence of

William P. Dubord
Witness

Donna Mae Luce P.R.
Donna Mae Luce
Personal Representative

STATE OF MAINE
KENNEBEC, SS.

Dated MAY 24, 2004

Then personally appeared the above named Donna Mae Luce, in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

William P. Dubord
Notary Public
Print Name: WILLIAM P. DUBORD
My Commission Expires: Attorney At Law
Notary Public
My Commission Expires 6/26/2008



Received Kennebec SS.
06/01/2004 8:30AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS